



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- ☐ Certified Survey Map Approval
 - ☐ Preliminary Plat Approval
 - ☐ Final Plat Approval
 - ☐ Replat
 - ☒ Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- ☐ Single Family Residential
- ☐ Two-Family Residential
- ☒ Multi-Family Residential
- ☐ Commercial/Industrial

3. No. of Parcels Proposed: Unchanged
4. No. Of Buildable Lots Proposed: Unchanged
5. Zoning District: B-G Business General
6. Current Owner of Property: Robert Shea

Address: _____ Phone No: _____

7. Contact Person: Chris Etmanczyk
- Email: Chris.etman@lee-associates.com
- Address: 6430 Bridge Rd. Ste 230 Madison WI 53713 Phone No: _____

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov
- Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: [Signature] Bob Shea

Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 10-23-18

Ordinance Section No. _____ Fee Paid: \$ 395

Permit Request No. CDP(A)2245-18

Orchard Pointe

Comprehensive Development Plan

Amendment Fourteen

Prepared By:

JT Klein Company

818 S. Park St.

Madison, WI

&

JSD Professional Services

161 Horizon Drive, Suite 101

Verona, WI

Submitted: 23 October 2018

INTRODUCTION AND CHRONOLOGY

The Orchard Pointe Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg in April 2006 after extensive public review and discussion. The CDP established the framework for the commercial development of approximately 120 acres located in the southwest quadrant of the McKee Road x Verona Road intersection.

The Plan addressed various development issues and established parameters for land use, zoning, public improvement, architectural character, traffic circulation, stormwater management and open space preservation.

During the course of discussion on the CDP, the City and the property owners recognized that the scope of development in this area would need to be dynamic and responsive to market changes, consumer expectations and regulatory goals. To meet its intended purpose as the framework for managing the development within Orchard Pointe, it was generally accepted that reasonable amendments to the CDP would be necessary.

This proposal is the fourteenth amendment of the CDP and focusses on Lot 10 of the Orchard Point Plat (this is the development parcel at the corner of Fitchrona Road and Limestone Lane.)

Orchard Pointe Chronology

2002 through 2006	General Planning
April 2006	Orchard Pointe Comprehensive Development Plan approved.
July 2006	Rezoning of Orchard Pointe approved (Ord# 2006-0-17 and Ord# 2006-0-18)
September	Super Target Store site plan and land division approved
January 2007	CDP Amendment One - Relating to lands east of Fitchrona Road, the re-alignment of Hardrock Road (Orchard Point II Preliminary Plat), and the Rezoning of McKee Road frontage east from Fitchrona Road (Ord# 2007-0-05)
January 2008	CDP Amendment Two - Relating to uses and open space for Phase One of the Shoppes at Orchard Pointe
July 2008	CDP Amendment Three- Relating to uses and open space for Phase Two of the Shoppes at Orchard Pointe
September 2008	CDP Amendment Four- Relating to the gross floor area permitted on Lot 1 of CSM 11969 (UW Credit Union)
December 2008	CDP Amendment Five- Relating to the uses and development of The Shoppes at Orchard Pointe (Lot 3) and amendment of the land uses allowed on Lot 8

October 2009	CDP Amendment Six- Relating to the uses and development of Lots 3, 4, 6, and 8
March 2011	CDP Amendment Seven- Relating to zoning and conditional uses on Lot 6 and revising the site plan pertaining to Lots 3, 4, and 6
July 2011-March 2012	CDP Amendment Eight- Relating to changing the land use on Lot 1 from restaurant to a bank with drive-thru lanes and specialty retail center uses. This proposed amendment was denied by the City Plan Commission in order to maintain the opportunity for a restaurant use to be developed.
Fall 2011	CDP Amendment Nine - Relating to developing the Hy-Vee Grocery Store on Lot 5
Fall 2012-April 2013	CDP Amendment Ten - Relating to revising the permitted use on Lot 1 to allow Specialty Retail Center in place of the single restaurant use restriction.
July 2013	CDP Amendment Eleven. Relating to increasing permitted residential densities to enable the development of an apartment complex on Lot 14
January 2016	CDP Amendment Twelve - Relating to revising the uses permitted on Lot 9 to allow the development of the Staybridge Suites Hotel
June 2017	CDP Amendment Thirteen – Relating to the addition of a 1,500 square foot fast food restaurant with a drive thru, as well as an increase in Medium Format Retail building space of 2,250 sq ft on Lot 8 Orchard Pointe

DESCRIPTION

The Limestone Ridge development on Lot 10 will be a quality multi-family residential community serving the increased demand for affordable housing in the Fitchburg area over the next five years and beyond. Limestone Ridge is a two phase development providing 136 units of workforce housing. It will be located at the corner of Fitchrona Road and Limestone Lane in the Orchard Pointe development. The current Orchard Pointe comprehensive development plan calls for Office-Retail Mixed Use on Lot 10. Amendment Fourteen proposes to amend the Orchard Pointe CDP to allow a land use & zoning change of Lot 10 to High Density Residential (HDR) & Plan Development District (PDD). Additionally, the Limestone Ridge development is requesting

- The Limestone Ridge will require PDD zoning, a change from current zoning of Business General (B-G)
- Our development will provide 130 covered and 46 surface parking stalls for a ratio of 1.29 spots per dwelling unit, a lower ratio than the 2.0 ratio normally required by the City of Fitchburg
- Limestone Ridge will require HDR land use, a change from current land use of Mixed-Use (M-U)

Zoning/ Land Use

The Limestone Ridge development will require PDD zoning & HDR to allow for multi-family site density of 35.97 units/acre (136 total units) and a building height of 4 stories.

Stormwater Management

Storm water management for this site will be satisfied with the construction of a below grade management system located beneath the parking areas. All storm water management for this site will remain within the site boundaries. All City of Fitchburg ordinance requirements will be met.

Traffic Impact

The projected trip generation for the previously approved and proposed land uses within boundary of the 400 subarea of Orchard Pointe that was analyzed by Strand Associates in 2006 have been updated using the ITE Trip Generation Manual, 10th Edition. This area includes as part of Orchard Pointe Lot 12. The independent variable for calculating trip generation was the number of units for the proposed multi-family development. Based on the analysis methodology applied for the traffic analysis in CDP Amendment 9 and previous studies, a 5% reduction in the projected total and projected PM Peak Trips was applied to reflect use of alternate travel modes (bicycling, mass transit, ride-share) and linked trips (to multiple destinations within the sub-area – i.e. going to Hy-Vee, Target and/or to the other commercial uses in the same "trip" from home or work). This trip generation analysis indicates that the change from mixed use commercial/residential to 136 multi-family units with a variety of bedroom configurations will decrease trip generation. The analysis indicates this change is projected to generate significantly less (72 trips) than the "Cap" of 227 PM Peak Trips established for this sub area of the Orchard Pointe development. The projected traffic is not expected to produce any noticeable impact to traffic operations on the adjoining street network.

Parking

The City's typical parking requirement is 2.0 parking stalls per residential dwelling unit. Based on our experience with workforce housing tax credit developments, and considering the unit mix, and access to public transportation and retail stores, we find that this requirement would be excessive. Please refer to the chart below which is based off our Meadow Ridge Middleton 95 unit workforce housing development. We believe that providing this level of parking will be appropriate for this project and allows the site to minimize the visual impact of surface parking.

LIHTC Workforce Housing PARKING Limestone

	Stalls Per Unit	Units	Total Needed	Stalls Needed
1 Bedroom				
30%	0.4	19	7.6	
50%	0.82	26	21.32	
60%	1	4	4	
Market	1.09	11	11.99	
2 Bedroom				
50%	1.58	17	26.86	
60%	1.8	19	34.2	
Market	2	11	22	
3 Bedroom				
50%	1.53	15	22.95	
60%	1.6	7	11.2	
Market	2	7	14	
			176.12	

PROJECT LOCATION & GENERAL DESCRIPTION

Limestone Ridge Apartments will be a quality residential community serving the increased demand for affordable housing in the Fitchburg area over the next five years and beyond. It will be located on a 3.78 acre parcel at the corner of Fitchrona Road and Limestone Lane in the Orchard Pointe development.

Surrounding Context

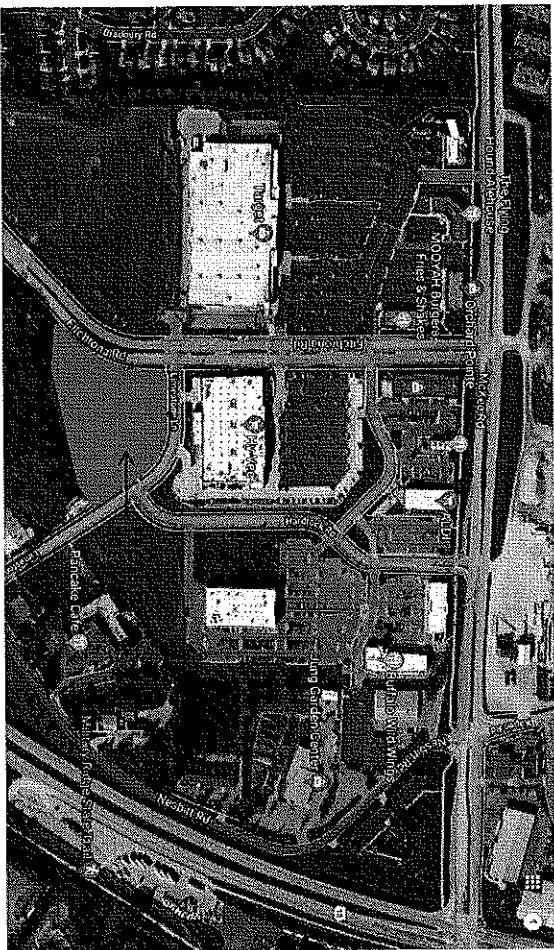
The project site is surrounded by existing big box retailers, commercial businesses, and restaurants.

Existing Topography

The majority of the project site has a small change in elevation, then drops 14 feet to the Limestone Lane on the east. The south property lines is contains a rock hill with dense trees that climbs upto 20 feet in height. There are no wetlands within the boundary of the parcel.

Existing Vegetation

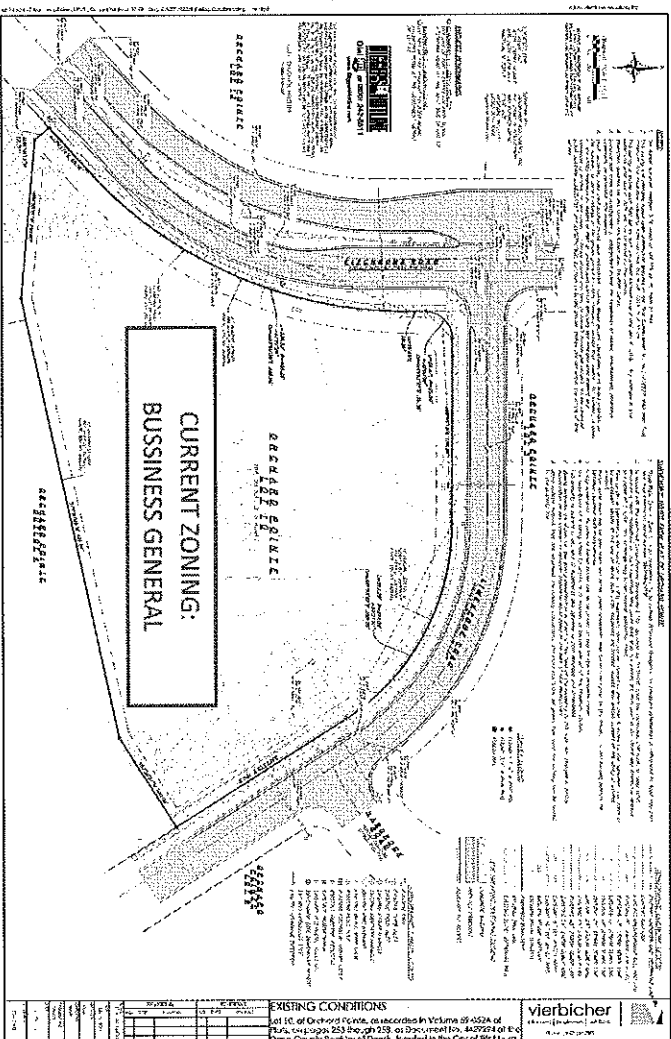
The project site currently has mature trees along the southern edge of the parcel and is otherwise a vacant lot with an open grass area.

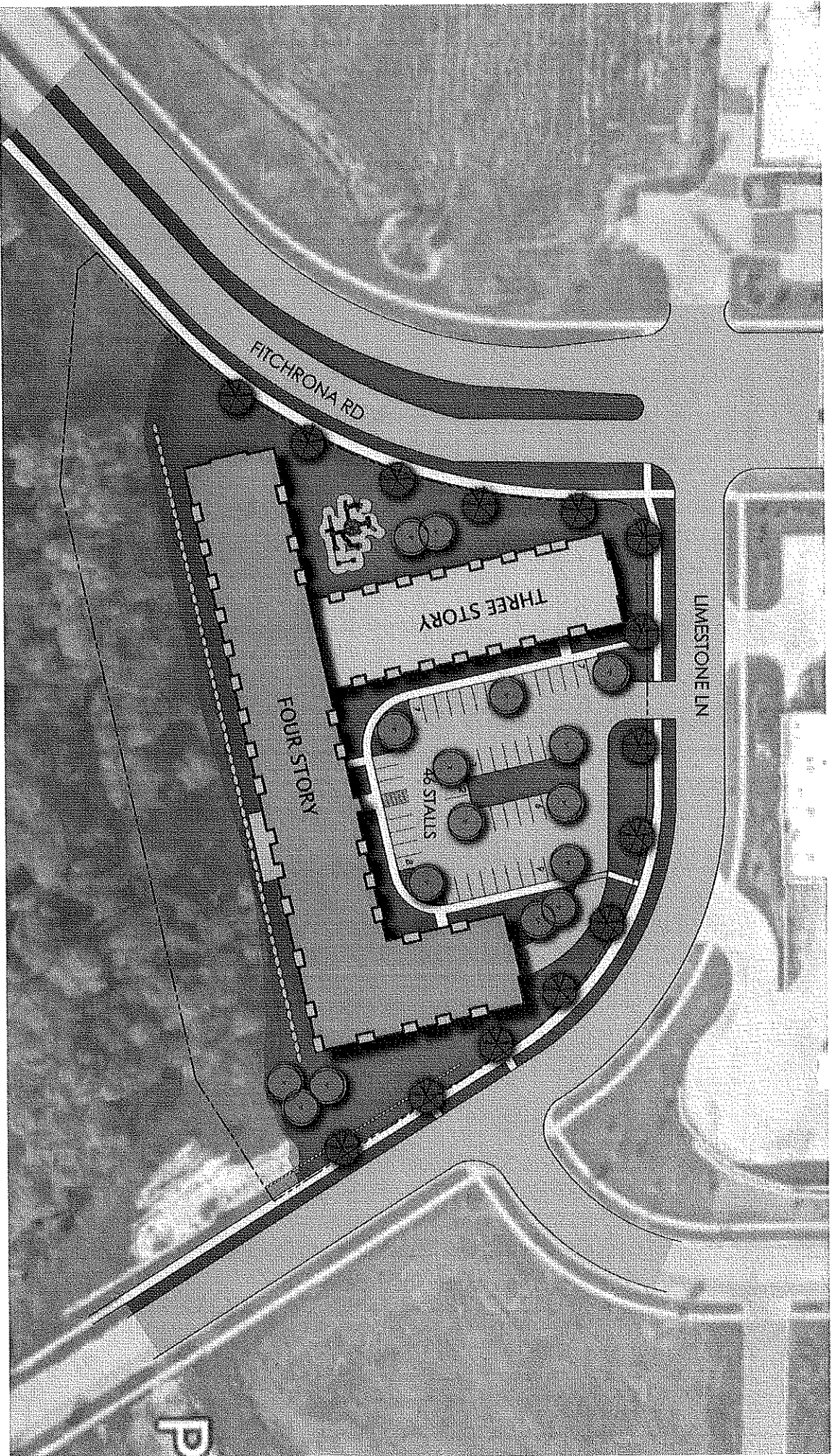


LEGAL DESCRIPTION

Lot 10, Orchard Pointe, as recorded in Volume 59-052A of Plats, on Pages 253-258, as Document Number 4429294, Dane County Registry, located in the SW ¼ - NW ¼ of Section 07, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Containing 164,795 square feet or 3.78 acres more or less..





JLA
ARCHITECTS

LIMESTONE RIDGE APARTMENTS
CONCEPTUAL MASTERPLAN

AUGUST 21, 2018
1"=60' @ 11x17



Orchard Points Development Parameters

Current Approved CDP (including Amendments 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, and 13)

[illegible]